

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 030963

Please Read Application And Notes, If Any, Attached

This is to certify that Hega Realty Trust/DMC Parking & Co

has permission to Change of Use with Extension of Half Volume to Full Wall

AT 545 Congress St L 037 C017001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is occupied or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 9/3/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0963	Issue Date:	CBL: 037 C017001
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Location of Construction: 545 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	Phone: 871-1080
Business Name:	Contractor Name: DMC Painting & Contracting	Contractor Address: One City Center 4th Floor Portland	Phone: 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B3

Past Use: Office Space/Police Neighborhood Center	Proposed Use: Cadillac Mountain Sports/Retail	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
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FIRE DEPT: Approved Denied

INSPECTION: Use Group: **M** Type: **30**

Signature: *[Handwritten Signature]* Date: **9/03/03**

Proposed Project Description:
Change of Use with Extension of Half Wall to Full Wall

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 08/07/2003	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: OK 9/2/03	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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Separate permits required for any new signage

Any exterior work requires separate review

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

03-0963

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 545 Congress St. Portland, Me 04101

Total Square Footage of Proposed Structure _____ Square Footage of Lot _____

Tax Assessor's Chart, Block & Lot
Chart# 37 Block# C Lot# 17 Owner: HEGA Realty Trust: Telephone: 207-871-1080

Lessee/Buyer's Name (If Applicable): Cadillac Mountain Sports
Applicant name, address & telephone: Al Knight
Dirigo Management Co.
One City Center
Portland, Me 04101
871-1080
Cost Of Work: \$ 1,000.
Fee: \$ 30.

Current use: Office
If the location is currently vacant, what was prior use: Office for Portland Police Neighborhood CTR.
Approximately how long has it been vacant: 2 months
Proposed use: Retail (Change of use from office)
Project description: Extend one 3/4 high wall to full height.
Change of use to retail

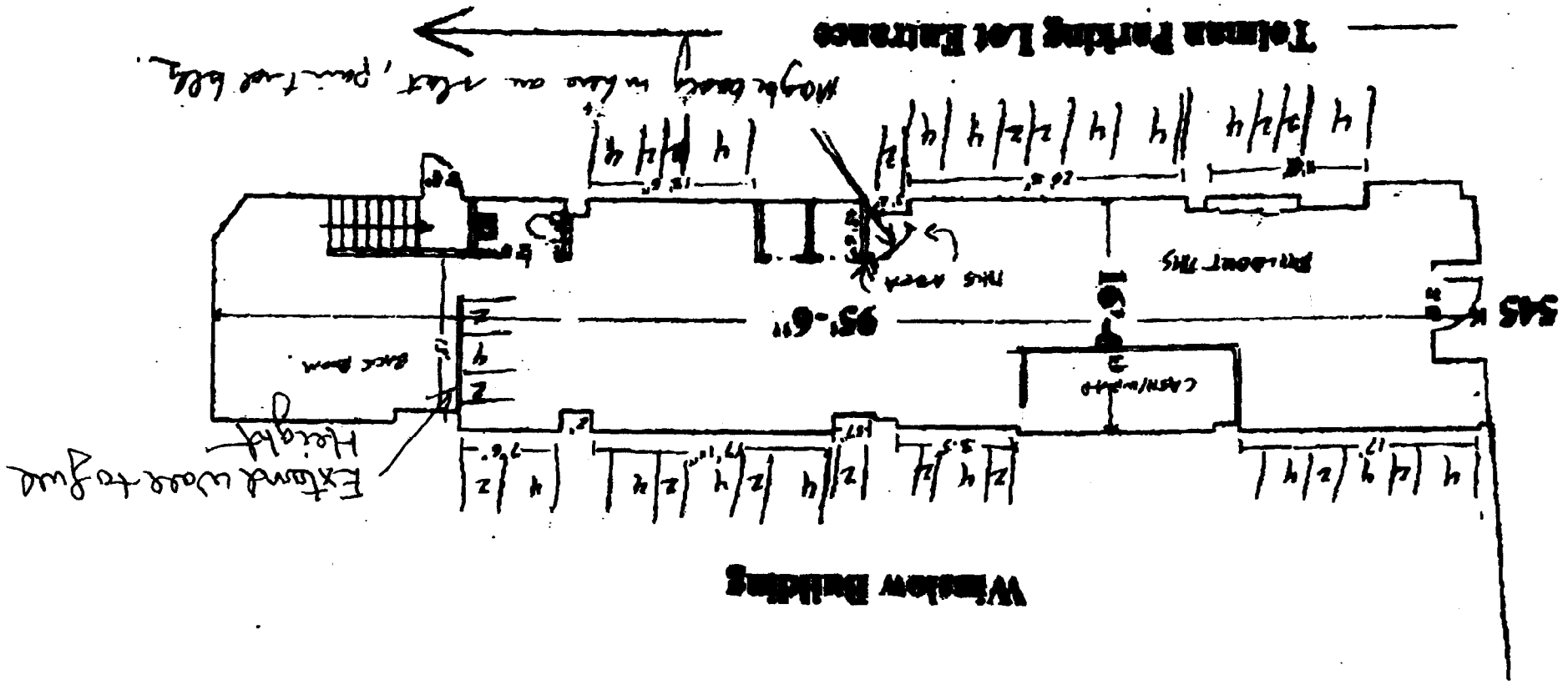
Contractor's name, address & telephone: DMC Painting + Remodeling - One City Center -
Portland, Me. 04101 207-871-1080
Who should we contact when the permit is ready: Al Knight
Mailing address: Dirigo Management Co.
One City Center
Portland, Me. 04101 Phone: 871-1080

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Al Knight Date: 8-7-03

This is not a permit, you may not commence ANY work until the permit is issued



FLOOR PLAN

PRINT CLIENTS 007 006 BPOC X10
 ANDREW FIXLEY (SMO MNGR) APTXLPY @ CAPILLES PRINTS.COM

#10545
 CAPILLES/PATAGONIA
 545 DEXTERS AVE
 PORTLAND, ME 04101

44 of windows
 16 of balcon
 172 balcon

Cadillac Mountain Sports.

Specifications for Construction

545 Congress St.

Portland, Maine 04101

August 2003

Carpentry:

- Extend rear wall as shown on plan from a $\frac{3}{4}$ high wall to a full floor to ceiling using 3 $\frac{1}{2}$ " metal studs and $\frac{1}{2}$ " drywall.

Electrical:

- Remove existing lighting and install fixtures provided by tenant. Electrician to obtain City electrical permit prior to electrical work.

Sprinklers:

- No work necessary.

Plumbing:

- No work necessary.

HVAC:

- No work necessary.

Paint:

- Prepare all walls and paint to tenant selected colors.

Flooring:

- To be determined

Keys:

- Key both outside doors to building master system.

Window Treatments:

- Window treatments by tenant.

Phone / Data Wiring:

- By tenant's vendor

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0963	Issue Date: 7/4 2003	CBL: 037 C017001
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Business Name:	Contractor Name: DMC Painting & Contracting	Contractor Address: One City Center 4th Floor Portland	Phone: 207871 1080 2888
Lessee/Buyer's Name	Phone:		Zone: B3

Past Use: Office Space/Police Neighborhood Center	Proposed Use: Cadillac Mountain Sports/Retail	Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 30 9/03/03	
		Signature: <i>Henry</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gad	Date Applied For: 08/07/2003	Zoning Approval
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK 8/12/03</i>	Date: _____	Date: <i>Any exterior work Request Separate Review</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 545 Congress St

CBL 037 C017001

Issued to Hega Realty Trust/DMC Painting & Contracting

Date of Issue 11/24/2003

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 03-0963, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st floor

APPROVED OCCUPANCY

Retail Sales

Use Group M
Type 3B
BOCA '99

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

11/25/03

(Date)

Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

[Handwritten initials]
11/25/03

11/3/03 for Class A - Framing ok -
Needs Elec Insp - Notified Mr. Callow
⑩

11/20/03 for CofD - ok
also did w/ Car 2 3 & Car 4 - on
⑩